



Renovations

Project Location:

172 Eastern Shores Drive
Lexington, TN 38351

Scope of Services:

The Division of Forestry (TDF) requires one (1) general contractor to manage the following repairs listed below. The Contractor and subcontractors, if applicable, must be properly licensed to perform the work detailed below and shall present such licenses, prior to the event end date, to be awarded this contract. The Contractor shall submit their valid Tennessee General Contractor License and valid Tennessee Electrical License to the Solicitation Coordinator via email prior to the end date of the solicitation. If the Contractor intends to use Subcontractors for this renovation project, the Contractor shall submit the Contractor's valid licenses, mentioned above, and the Subcontractor's valid Tennessee General Contractor License and valid Tennessee Electrical License to the Solicitation Coordinator via email prior to the end date of the solicitation. The awarded Contractor, and their Subcontractor that submitted valid licenses, if applicable, are the only entities authorized to conduct the renovation work at the work site. **All work and a finished walkthrough with appropriate State personnel shall be completed no later than December 31, 2023. Contractor shall provide a one year warranty on all work completed as part of this project from the date of the finished walkthrough.** It is **strongly** encouraged that potential respondents conduct a site visit prior to placing a bid. In order to schedule a site visit please contact the following between the hours of 8:00 AM and 4:30 PM CST:

Scott Huff, Forestry District Manager

Scott.Huff@tn.gov

731-694-1180

Repairs:

- **Please see attached additional specifications for more specific requirements.**
- Structural: Total Building size – 2,003 sq. ft., four (4) offices, one (1) mechanical closet, restroom (in the vestibule), restroom (back), corridor, janitor closet, conference room, lobby, server closet:
 - Room Specifics:
 - Office 1 – 238 sq. ft.
 - Office 2 – 168 sq. ft.



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- Office 3 – 168 sq. ft.
- Office 4 – 238 sq. ft.
- Mechanical Closet – 42 sq. ft.
- Restroom (Vestibule) – 35 sq. ft.
- Restroom (Back) – 56 sq. ft.
- Corridor – 176.5 sq. ft.
- Janitor Closet – 48 sq. ft.
- Conference Room – 420 sq. ft.
- Lobby – 388.5 sq. ft.
- Server Closet – 25 sq. ft.
- Remove and store existing contents of offices at an approved facility at no additional cost to the State.
- Remove wall paneling, toilet, sink and flooring in water damaged areas and inspect for insects, rodents, mold, fungus and replace if damaged.
- In janitor's closet, remove the hand sink and the mop sink, cabinets, floors and walls; install dry wall and install new ceramic flooring and base; paint; install new cabinet section on floor (60" x 21.5") and a wall cabinet (30" x 12"); Install new drywall & insulation in walls and ceilings; install new commercial base.
- Paint walls and ceilings.
- Prime, prep subfloor; install new LVT flooring & subfloor & shoe molding (TDF will provide the specifications); shore floor to movement; install new commercial base.
- Replace contents of offices and fixtures. Reinstall all previously removed and stored wall face plates. Reinstall toilet with a new wax ring and the sink.
- Do not reinstall the hand sink and mop sink in the mop closet. Repair and cap any plumbing, sheetrock any appropriate areas, and tile flooring where sinks were removed.
- Remove all job-related debris.
- Electrical: in entire building
 - Contractor must be a licensed electrician to perform this work and provide licensure upon request by the State of Tennessee.
 - Inspect, test, and update any wiring not meeting code or working properly to current building code regulations approved by the State of Tennessee.
 - Wire for internet, phone, and computer network to current building code regulations approved by the State of Tennessee.
 - Replace all existing lights with new LED lighting. The current light specifics are as follows:
 - Office 1 – 4 fluorescent lights (13"x48")
 - Office 2 – 4 fluorescent lights (13"x48")
 - Office 3 – 4 fluorescent lights (13"x48")

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- Office 4 – 4 fluorescent lights (13"x48")
 - Mechanical Closet – 1 fluorescent light (4"x48")
 - Restroom (Vestibule) – 1 light (bulb) with vent
 - Restroom (Back) – 1 fluorescent light (15" x 48")
 - Corridor – 3 fluorescent lights (13" x 48")
 - Janitor Closet – 1 light (bulb) with vent
 - Conference Room – 6 fluorescent lights (15" x 48")
 - Lobby – 6 fluorescent lights (13"x48")
 - Server Closet – 1 light (bulb)
- Additional Specifications for Interior Finish Selections:
- 107 IRON FOR THE FLOOR TILE GROUT AS MANUFACTURED BY MAPEI
 - 115 RIVER GREY FOR THE WALL TILE GROUT AS MANUFACTURED BY MAPEI
 - LVT: WEATHERED OAK SS5W2524 MANNINGTON AMTICO
 - CT RESTROOM FLOOR: ATLAS CONCORDE FORGE ALUMINUM
 - CT WALL TILE: FLORIDA TILE RETROCLASSIQUE PEWTER 60366
 - SOLID SURFACE COUNTER TOP: ARRAY SHIMMERING PEARL A914
 - LAMINATE CABINETS: WILSONART BEIGEWOOD 7850-60 MATTE FINISH
 - LAMINATE ADA APRON: WILSONART SATIN STAINLESS 4830-K-18
 - TOILET PARTITION: ASI METALLIC IN HAMMERED
 - FIELD PAINT COLOR: SHERWIN WILLIAMS SHOGI WHITE SW 7042
 - ACCENT PAINT COLOR: SHERWIN WILLIAMS URBANE BRONZE SW7048
 - VINYL BASE: TARKETT 32 PEBBLE



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